

Dracut Conservation Commission
Minutes of June 7, 2016
Dracut Town Hall

Commissioners Present: Victor Olson, James Jendro, John Hassan, Conservation Agent Lori Cahill and Recording Secretary Cyndy alexander

Commissioners Absent: Stephen Graham, Michele Grenier

Opened the meeting at 7:00 p.m.

Approval of Minutes: Motion made by Mr. Hassan to approve the minutes of May 17, 2016 as written. Motion seconded by Mr. Jendro. Motion passed unanimously.

Correspondence pertinent to tonight's meeting:

- DEP Comments - #145-1017 for 127 Phineas is Under Review; Request to table Public Hearings for 600 Pelham Road and Sophia Drive; Request to Continue for 1489 & 1499 Broadway Road.

7:05pm Public Hearing: RDA: 124 Old Pasture Rd: Maureen Herald of Norse Environmental Services proposed to do some clearing within the buffer zone. Lot 32 of the subdivision. There are erosion controls on the plan as well as no disturb markers. Mr. Jendro wants the symbols/labels added onto the plan to reflect that there are three different lines as well as the off-sets. They will clear up to the erosion controls. Mr. Brian Lussier, the applicant, explained that they chose that line of work to be consistent with the other side of the property. Mr. Hassan made a motion to issue a Negative 3. Mr. Jendro seconded the motion. Motion passed unanimously. Mr. Hassan restated they want to see labels on the lines and a revised plan. Mr. Olson asked that Bernstein markers show the distances. Motion made to close the Public Hearing by Mr. Hassan. Motion seconded by Mr. Jendro. Motion passed unanimously.

7:10pm Public Hearing: NOI: 60 Saddle Rd #145-1016: Maureen Herald of Norse Environmental Services proposed a house construction, deck, grading and retaining walls. There are erosion controls and Bernstein markers. Ms. Herald will have the plans revised to show labels and put proposed grading and utilities on the plans. The retaining wall is a step-down with a maximum of 4 feet. Mr. Olson asked if there is sewer and Ms. Herald said there is. The house is at the top of a small hill and Mr. Hassan asked if the hill was stable and Ms. Herald said yes it is and they will add matting, loam and seed. It has been requested by Mr. Hassan that they add the off-sets from the Wetland to the plans as well. Motion made to close the Public Hearing by Mr. Hassan. Mr. Jendro seconded the motion. Motion passed unanimously. Motion made to issue the Order of Conditions by Mr. Hassan. Motion seconded by Mr. Jendro. Motion passed unanimously.

7:15pm Public Hearing: RDA: 132 Old Pasture Rd: Ms. Herald proposing a house, deck and driveway for lot 33. She notes the no disturb markers are shown on the erosion control line. Also noted an impervious area for the driveway. Mr. Olson stated that utilities need to be added to the plans as well as buffer zones, labeling of lines, off-sets and no disturb zones. Motion made to issue a Negative 3 by Mr. Jendro. Motion seconded by Mr. Hassan. Motion passed unanimously. Motion to close Public Hearing by Mr. Hasson. Motion seconded by Mr. Jendro. Motion passed unanimously.

7:20pm Public Hearing: RDA: 140 Old Pasture Rd: Ms. Herald proposing a house, deck and driveway. She notes the no disturb markers are shown on the erosion control line. Also noted an impervious area for the driveway. Mr. Olson stated that utilities need to be added to the plans as well as buffer zones, labeling of lines, off-sets and no disturb zones. Motion made to issue a Negative 3 by Mr. Jendro. Motion seconded by Mr. Hassan. Motion passed unanimously. Motion made to close the Public Hearing by Mr. Hasson. Motion seconded by Mr. Jendro. Motion passed unanimously.

7:25pm Public Hearing: RDA: 148 Old Pasture Rd: Ms. Herald proposing a house, deck and driveway for lot 35. She notes the no disturb markers are shown on the erosion control line. Also noted an impervious area for the driveway. Mr. Olson stated that utilities need to be added to the plans as well as buffer zones, labeling of lines, off-sets and no disturb zones. Motion made to issue a Negative 3 by Mr. Jendro. Motion seconded by Mr. Hassan. Motion passed unanimously. Motion made to close the Public Hearing by Mr. Hasson, seconded by Mr. Jendro. Motion passed unanimously.

7:30pm Public Hearing: NOI: 127 Phineas St #145-1017: John Noonan, representing Jean Soucy the applicant, proposing to replace the existing home. Mr. Noonan presented proposed plans to replace the existing single family dwelling as well as a second optional proposed dwelling if the first would not be accepted. All plans were complete. Redevelop 2800 SF, proposed location is in same location and would move residence forward for better access to two car garage. Will look similar to how it looks today. Inland bank associated with the Tributary alongside the property line. There will be 599 SF of impervious area for storm water runoff. In the alternative plan option, the driveway was reduced from two driveways to one and the house is shifted forward to create a larger backyard. John Hassan asked when the house was built. Mr. Noonan said in the 1930s if not earlier. The garage is stonewall and elevated up because there was no Wetland protection back in those days. Mr. Olson asked he had plans to disturb the grassy area; Mr. Noonan said no they don't plan to do that. Ms. Cahill asked if he would be reusing part of the existing foundation. Mr. Noonan said no that it would all need to be removed to bring it up to building code. Mr. Noonan stated that erosion protection waddles will be used. Motion made to close the Public Hearing by Mr. Hassan. Motion seconded by Mr. Jendro. Motion made to issue Order of Conditions by Mr. Jendro. Motion seconded by Mr. Hassan. Motion passed unanimously.

7:35pm Public Hearing: RDA: 600 Pelham Rd: Tabled until further notice by request. Motion made to Table by Mr. Hassan. Motion seconded by Mr. Jendro. Motion passed unanimously.

7:40pm Public Hearing: NOI: Sophia Drive: Tabled until further notice by request. Motion made to Table by Mr. Hassan. Motion seconded by Mr. Jendro. Motion passed unanimously.

Continuance of NOI: 1489 & 1499 Broadway Rd #145-1011: Request received to Continue until July 20, 2016 meeting. Motion made to Continue by Mr. Hassan. Motion seconded by Mr. Jendro. Motion passed unanimously.

Certificate of Compliance: Sycamore Drive Lot 99: Ms. Lori Cahill recommends for approval of the Certificate of Compliance. The applicant has posted a bond to allow one growing season for the lawn to come in. Motion made by Mr. Hassan to issue a Certificate of Compliance. Motion seconded by Mr. Jendro. Motion passed unanimously.

Deed Restriction: Campbell Estates: Campbell Estates was previously Dracot Street and was superseded by the State. Motion made by Mr. Hassan to issue the Deed Restriction. Motion seconded by Mr. Jendro. Motion passed unanimously.

Old Business: Sophia Drive: Enforcement Orders discussed. One Enforcement Order was generated at the meeting on May 17, 2016 due to stockpile spoils, replication not completed, siltation protection needed to be installed immediately. The second Enforcement Order was generated as a result of the site visit by the Commission Board members and Mr. Stephen Eriksen of Norse Environmental Services on Monday, June. The first item on the Enforcement Order was a rough grading plan is needed to include the stockpiles and indicate the volume of what was going to be used. Also a plan to show the stockpiled areas. Also requested a Peer Review which has been conducted. We have been advised by Doug Smith of SoilSmith Designs that a few wetland flags were moved but overall it was good. We are waiting for the revised plans. The siltation protection was needed and it has been installed which Ms. Cahill noted during her inspection of the site on Friday, June 3, 2016. There was special waste that had to be removed, they are working on that. There were big piles of asphalt to be removed. Heavy equipment that is being stored on that site that needs to be removed. There are two vehicles in the process of being removed. Mr. Olson said that if they are going to be stored on the site at the least he wants them covered with a tarp to avoid runoff which would be an issue. The replication area, according to plan, needed to be at 5018 SF and it was only at 3096 SF. They will need to finish the replication and have all debris and designated waste removed from the site. In addition, they will need to ensure that any fill used on the site is clean fill. Follow-up will continue until the Enforcement Order has been satisfied.

New Business: None

Signings:

RDA: 124 Old Pasture Road
NOI: 60 Saddle Road #145-1016
RDA: 132 Old Pasture Road
RDA: 140 Old Pasture Road
RDA: 148 Old Pasture Road
NOI: 127 Phineas Street #145-1017

Next meetings scheduled are: Tuesday, June 21, 2016 and Wednesday, July 20, 2016.

Motion made to adjourn the meeting by Mr. Jendro. Motion seconded by Mr. Hassan.
Motion passed unanimously.

Meeting adjourned at 7:45 p.m.



Victor Olson, Chairman

John Hassan


ABSENT

Michele Grenier

Cyndy Alexander
Recording Secretary

ABSENT

Stephen Graham



James Jendro